

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF 31, 37 and 41  
BURBANK STREET IN THE FENWAY URBAN RENEWAL AREA  
PROJECT NUMBER R-115, FOR REHABILITATION PURPOSES

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the following individuals have presented a proposal for the purchase of certain properties for the purpose of rehabilitation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That Federal Realty Associates be and hereby are designated as redevelopers of 31, 37 and 41 Burbank Street.

The above is subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds; and

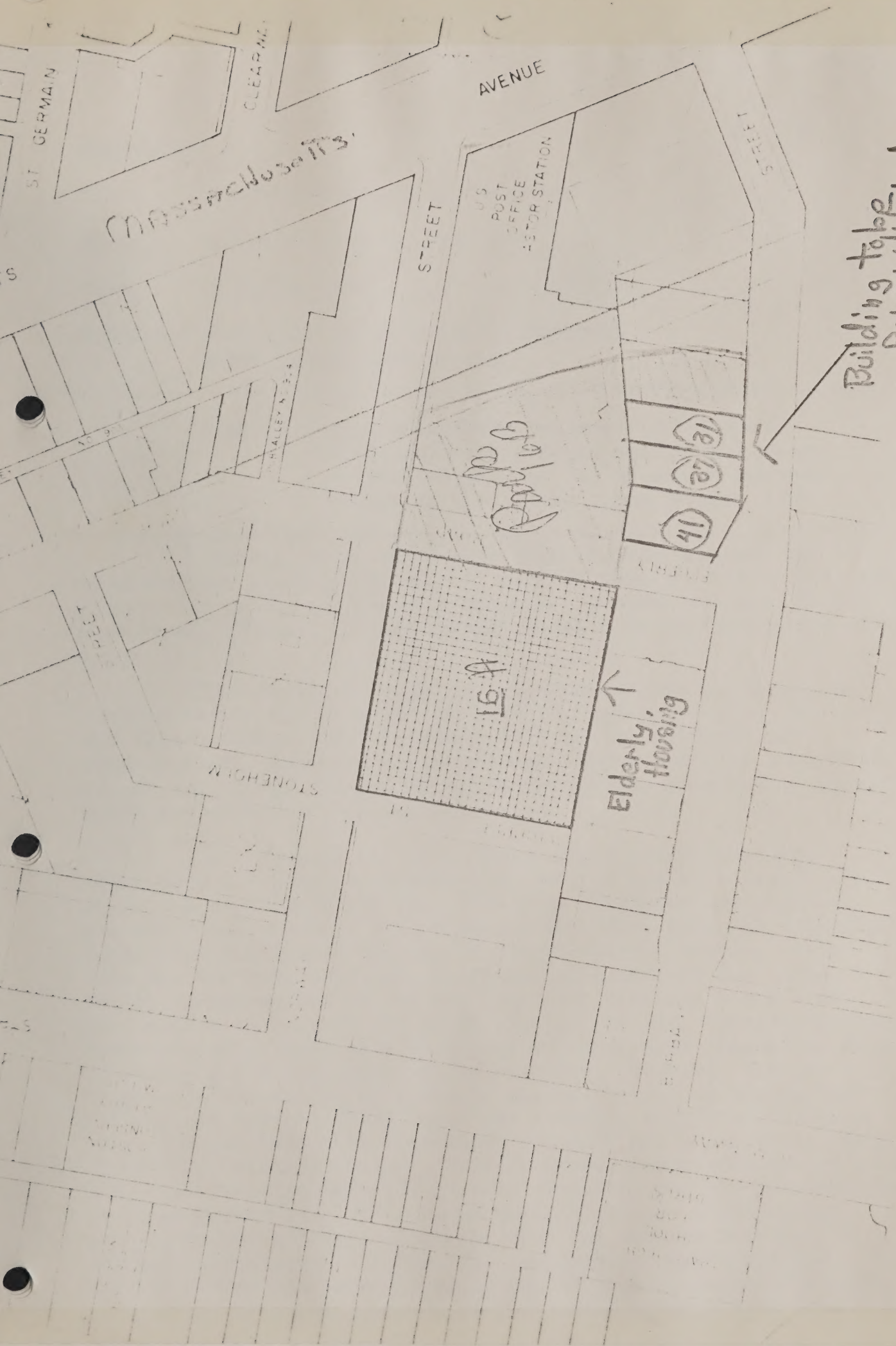
(ii) Evidence of firm financing commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications.

(d) That the disposal of said parcels by negotiation is the appropriate method of making the land available for the redevelopment.

(e) That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





Building to be  
Rehabilitated

Elderly  
Housing

15-A

AVENUE

STREET

US  
POST  
OFFICE  
ASTOR STATION

MASSACHUSETTS

ST GERMAN

CLEARING

VALLEY N 2.4

STONEHOLM

PROPERTY

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MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

DATE: 11 March 1971

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER  
FENWAY URBAN RENEWAL AREA

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SUMMARY: This memorandum requests the tentative designation of Federal Realty Associates as redevelopers of 31, 37 and 41 Burbank Street in the Fenway Urban Renewal Area.

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Parcel 16 in the Fenway Urban Renewal Project is scheduled for residential use. A portion thereof, Parcel 16A, is proposed as an elderly housing complex. Another portion, Parcel 16B, immediately adjacent to the elderly complex is designated for open-park space.

The remaining property consists of five buildings on Burbank Street all of which are owned by the Authority. Two of the five buildings must be demolished for the proposed new Edgerly Road. However, the remaining three properties located at 31, 37 and 41 Burbank Street presently contain 52 units of housing which are available for rehabilitation.

On December 20, 1970, these three properties were advertised for purchase and rehabilitation, and as a result the Authority received eight proposals from interested developers. The staff has reviewed all proposals and recommends the selection of Federal Realty Associates, 44 School Street, Boston. This firm was the only developer to engage an architect and submit a fairly comprehensive set of drawings that included a new floor plan design to improve the livability of the old, cramped dwelling units without requiring that extensive structural changes be made or changing the occupancy of the building. Probably the key element in the design proposal is the correction of living conditions and traffic flow within the dwelling unit that, fifty years ago may have been considered adequate but measured by today's standards, requires change. Federal Realty Associates has received assurance from the MHFA for interim financing for the rehabilitation of these properties, and through the MHFA, secure a long-term commitment for mortgage insurance from the Federal Housing Administration under Section 236. Management experience for Federal Realty has been gained in rental housing units both owned and managed by the Associates in the Boston metropolitan area.

Therefore, I propose that Federal Realty Associates Company be tentatively designated as developer of Parcel 16B-1. It is proposed that this designation be for a period of 90 days and be subject to submission of plans and specifications and evidence of sufficient equity and firm financing commitments.

An appropriate Resolution is attached.

Attachment